

Contact: Joan Racki

**REGISTER OF UNIVERSITY OF IOWA**  
**CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS**

**Action Requested:** Consider approval of:

1. Selection of BNIM-Iowa (Des Moines, IA) / Steven Holl Architects (New York, NY) for the **Flood Recovery – Replace Original Art Building Complex** project.
2. Project description and budget (\$1,984,549) for the **Burge Hall – Install Sprinkler System** project.

**Executive Summary:** At its August 2009 meeting, the Board granted the University permission to proceed with project planning, including the architectural selection process, for the **Flood Recovery – Replace Original Art Building Complex** project, which would construct a new facility or complex of facilities to replace the flood damaged Art Building complex located east of North Riverside Drive.

The University conducted a full consultant selection process, consistent with Board policy. The University sought expressions of interest from Iowa-based architectural teams and any qualified design firms specializing in arts-related projects. A selection “short-list” meeting evaluated 22 submittals from interested firms. The following teams were selected for interviews based on prior projects accomplished and Regent institutional experience:

- BNIM-Iowa (Des Moines, IA) / Steven Holl Architects (New York, NY)
- Invision Architects (Cedar Falls, IA) / Diller-Scofidio-Renfro (New York, NY)
- OPN Architects (Cedar Rapids, IA) / Polshek Partnership Architects (New York, NY)
- Rohrbach Associates PC (Iowa City, IA) / Carlos Jimenez Studio (Houston, TX)

On December 2, 2009, the University hosted the short-listed firms for individual site tours. Meetings with primary project stakeholders were also held to provide more detailed project information.

The architectural selection committee, with representatives from the University administration, Facilities Management, the School of Art & Art History, and the Board Office, conducted on-campus interviews on January 22, 2010. BNIM-Iowa / Steven Holl Architects, which has the necessary experience and the technical qualifications to complete the project successfully, was selected for recommendation to the Board due to its understanding of the project challenges and the outstanding work that the firm(s) have provided on similar projects.

The **Burge Hall – Install Sprinkler System** project will install a sprinkler system in the portions of Burge Hall currently not sprinkled. (A map showing the location of Burge Hall is attached.) Recent renovations/additions to Burge Hall, constructed in 1959, included sprinkler systems (dining, lobby, and kitchen facilities remodeling completed in 2004 and a new student room addition completed in 2009). Pursuant to an agreement with the State Fire Marshal in approving plans for the new addition, the University agreed to install a sprinkler system in the remaining areas of the facility by July 2012. This project will fulfill that agreement; upon completion of the project the entire facility will be sprinkled.

**Details of Projects:**

**Flood Recovery – Replace Original Art Building Complex**

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		August 2009	Approved
Selection of Design Professional (BNIM-Iowa / Steven Holl Architects)		Feb. 2010	Requested

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The new facility would include all programs contained within the original Art Building and its surrounding additions. It is expected that the new facility would consist of approximately 113,000 gross square feet, replacing the current square footage of 105,000 gross square feet plus necessary increases (assumed at 8,000 gross square feet) to comply with current codes. Given program growth and refinements, other physical needs will be considered as part of the replacement effort. These program upgrades would be designed and funded independently of Federal Emergency Management Agency (FEMA) supported replacement work. Sites on the north and south sides of River Street are being explored for the location of the new facility.

The estimated project cost of \$60 million would be funded by a combination of insurance proceeds, FEMA funds, Academic Building Revenue Bond proceeds, and University funds.

**Burge Hall – Install Sprinkler System**

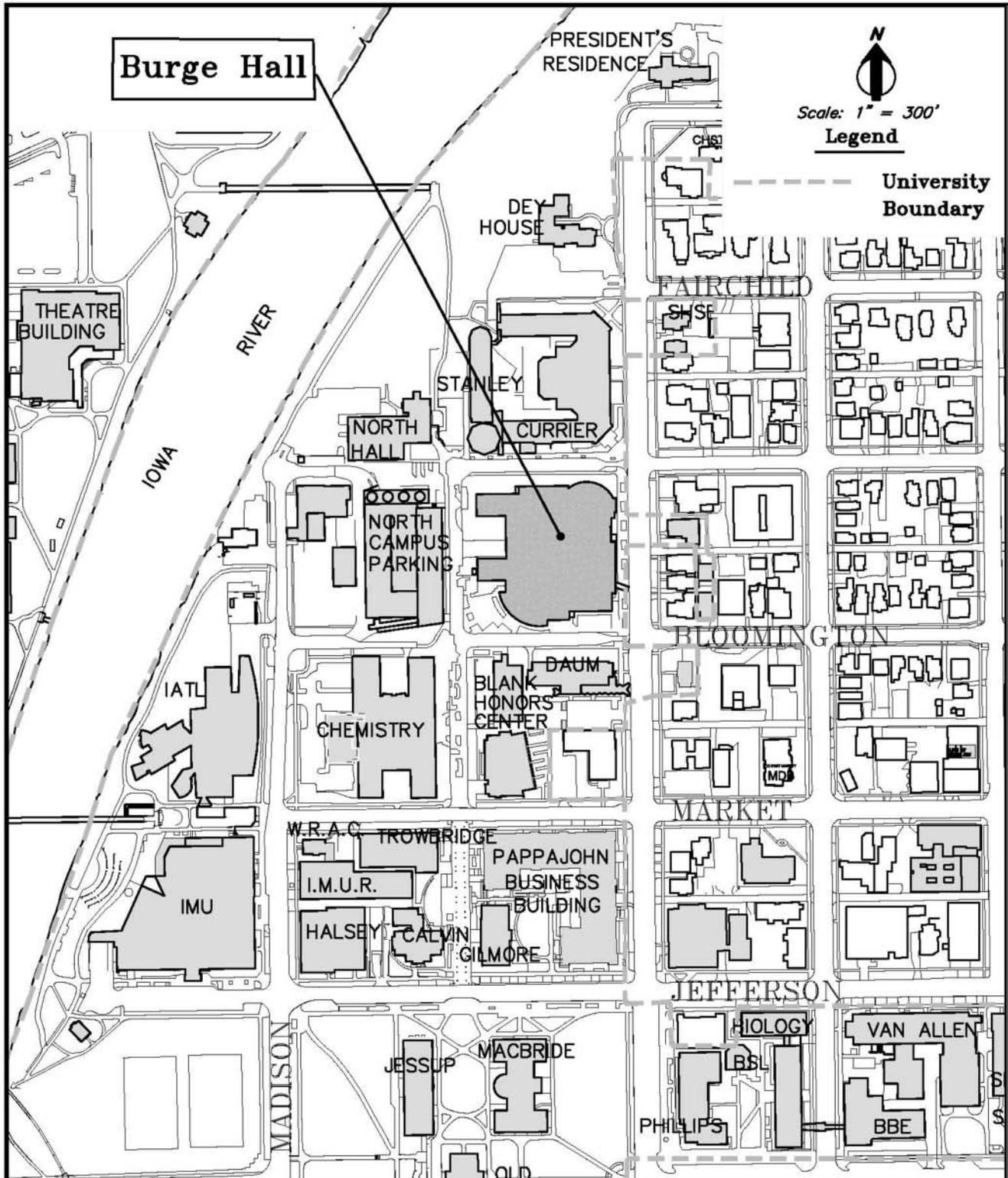
<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Oct. 2009	Approved
Project Description and Budget	\$1,984,549	Feb. 2010	Requested

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The areas of Burge Hall that require sprinkler coverage and are included in the project are: student rooms in Houses 1, 2, 3, and 4, and associated corridors; the mechanical room; and miscellaneous storage room spaces in the basement.

<u>Project Budget</u>	
Construction	\$1,568,872
Planning and Design	259,577
Contingency	<u>156,100</u>
<b>TOTAL</b>	<b><u>\$1,984,549</u></b>

Source of Funds: Dormitory Improvement Funds



**THE UNIVERSITY OF IOWA**

*BurgeSprinklersDec2009.dwg*  
Plotted: December 2, 2009  
# 0236901

Location Map:  
**Burge Hall**  
Install Fire Sprinkler System